

COMMENTS

(Comments were not edited for grammar, although obvious misspellings were corrected. English translations are in Italics following the original Spanish comment.)

- * I looked at what the projects bring to City. Don't waste energy on historical landmarks if they get in the way. It's important people feel safe walking in the City. Pedestrians need to be safe in crosswalks; resisted by Long Beach drivers.
- * I like that people are looking at less parking due to proximity of the transit system.
- * Should look at a green use requirement. Like Grand Prix for use of green technology, and innovative design. Toll Brothers is too massive, prefer others. Lennar seems too ordinary.
- * Concerned about Grand Prix themed proposal due to financial difficulties of the Grand Prix. If the Grand Prix folds we have a museum with no race. P.S. please bring us bold high density projects!
- * Current businesses are losing parking; new developments need to replace surface parking being removed.
- * I liked Toll Brothers; great iconic tower.
- * General Fund should get the tax increment, and developers should build the public works if they want City land or Redevelopment Agency power.
- * Forty-two-story buildings are inappropriate. Too many upscale condos/lofts already. We are subject to the worst pollution in L.A. basin. If LNG comes who will buy these places? What is the occupancy rate in the new hi-rises on Ocean? The questionnaire should be simplified; fewer choices and less ambiguous language.
- * Toll Brothers is amazing. I would like to see the other developments built on other sites.
- * Lennar = High Density.
- * If more parking cannot be provided perhaps you should work on public transport and get Long Beach to use parking laws for businesses in Long Beach.
- * There seemed to be no interest in affordable housing and very little interest in the terrible parking situation; these are a few of the many indications of capitalism manifesting in the negative.
- * No to the Grand Prix museum.
- * Acres of Books is the only issue that is essential.
- * I liked the format of the meeting. Very excited about LB's future as a dense urban city. Toll Bros project incorporates all that the City needs. The iconic tower is amazing. Lennar's design is appealing also.
- * Awkward verbage of questions. American Hotel looks like trash, why keep it? Saving façade ok, but that's it. Visitors come to Acres of Books for the books and people watching, not the crappy building. My vote for MTA site? I like Urban Growth's plan because it offers a stair step approach. The two buildings make it feel less crowded and keeps it open and airy. Toll Brothers tower is just plain ugly. Keep Art Exchange at 5 stories.
- * I attended the meeting & thought the format was good. I am a current longtime Downtown resident. I was very excited to see so many people interested in future of Downtown. Developers were very helpful with my questions. I liked all projects, especially Toll Brothers and Lennar. High rises and density will make Long Beach better for residents and business.
- * I enjoyed the presentations and the fact that these projects will add residents to the Downtown area. This means more customers. I like the taller density, i.e. Lennar and Toll Brothers.
- * Well Presented. I liked the format.
- * The buildings should stay within character of Long Beach historical buildings. Keep American Hotel, but bring it back to life. I hope future development will reflect Long Beach history. Buildings like the Post Office are beautiful and functional while giving the feeling of old Long Beach. If you want a young money-spending crowd (like Belmont Shore) to frequent Art Exchange night life...you MUST create accesible and conveninet transportation for people to leave bars, restaurants, clubs at the end of the night. DO NOT destroy the village-like community. Add/develop but please do not ignore Long Beach history. We are not Irvine!
- * Excellent job. It was great to hear and talk with "City" people. The developers were very helpful.

* Acres of Books building is not essential, but the business is, façade is important. I liked the ones that preserved the eclectic nature of old Long Beach and saved existing business (I.e Acres of Books). I hated the 20 story and up concepts. I appreciated that the meeting was well publicized and held in the evening so we could come without leaving work.

* I liked Grand Prix Place and Urban Growth LB/Related companies for innovative use of solar/green technologies. For a large development like this, Long Beach should be on the cutting edge in using renewable resources. I am concerned tha the Toll Brothers concept is too massive for the site and will dwarf the surrounding area. Long Beach deserves to have architecture projects that reflects its mix of history and progressive artistic development. We see this project as an example of what the possibilities of great architecture and planning can bring to our city, however large scale developments done by a single developer like Lennar's is too congested, predictable, and repetitive. It would be preferable to have it broken-up into a variety of scaled down designs.

* I would like to see less of the low-lying buildings and more buildings in the mid-rise height. The low-lying buildings will not support the demand for persons that need housing. I would also like to see development of projects that are other than luxury and built for the people who truly live in this City.

* I feel strongly about our trying to maintain the building heritage that Long Beach has, but only if these buildings can continue to serve a useful purpose, and not keep the buildings because they are old or considered historic in some way.

* General: Is there a comprehensive plan of how each proposal fits into the entire urban plan of downtown, both in plan and 3-dimensionally? Linkages? Form? Architectual compatibility or contrast? I like adaptive reuse of SCE (City Hall East building). Regarding historic structures, it should be possible to look at removing them with mitigation if for a greater good. Yes, they're historic, but not our very best. Best solutions come from looking at all the possibilities.

* I'm interested in the high-end retail and very unique Art Exchange.

* Art Exchange projects and new unique and highg retail stores.

* I'm looking forward to the change for the better, new Art Exchange and high-end retail.

* I'm excited about the Art Exchange and the possibility of high-end retail in the Downtown area.

* We need to build the Art Exchange. - Attachment Included

* Good: Home ownership, owner participation, public outreach, good publicity, need other large projects, building green, open space (who monitors homeless?) (who maintains?) Bad: the words "document that statement" when the statement already has a track record.

* I was very impressed with the Lee Group. I like the adaptive reuse of City Hall East.

* We should keep the City Hall East building.

* I liked a few of them, but the best was Kensington/Lee. I like their concept.

* Thank you for allowing us to see. I like the Lee group concept on City Hall East.

* Convenient and inexpensive parking is the most important part of a development proposal.

* I liked the adaptive reuse of the City Hall East building the way the Lee Group showed it.

* I was displeased that none of the developments included affordable housing. Long Beach residents' incomes are not keeping pace with the high cost of rents and mortgages. Long Beach needs responsible development. These developments should include affordable housing for extremely low-income, very low-income and low income households.

* I liked the looks of the Urban Growth/Related project. I did not like the looks of the Grand Place Place. The City Hall East building is ugly; don't be hesitant to get rid of it. "Historical" buildings won't draw people to Downtown. Use a company with urban development experience! I like the Williams & Dame project for the arts area. We need high end retail Downtown. Keep safety of crosswalks, etc in mind when you plan pedestrian areas. Thanks.

* also takes away from the organic nature of different approaches by different developers and the competition that would generate. Toll Brothers are way out of line for Long Beach...too tall...too big...not fitting the neighborhood. Are these big plans really feasible? Do any of these developers have HISTORY and actual COMPLETED LARGE URBAN developements that prove they have the knowledge and money to get this done? The only appealing plans (to me) are Williams & Dame and Urban Growth Long Beach/Related...the only ones that would add to the area - others are too harsh and boxy.

- I did not see the proposals - however I am a 23 yr resident of Long Beach, and I come to Downtown often. I am
- * concerned that its buildings are too tall and too dense. Also very concerned about problems associated with too many entertainment venues, night clubs, etc. Cost of policing is too high and deprives the rest of the City of police. We need to retain a smaller scale Downtown.
- * The proposals were all very exciting. High rise and pedestrian = world class city. Acres of Books is essential to Long
- * These proposals were developed outside of community input.
- Downtown San Francisco is a good example of how very tall buildings make the streets, storefronts and older buildings
- * always shaded. The city is pretty, but the streets don't get sun and don't feel pedestrian friendly. I would favor buildings up to 10 stories.
- I was unable to attend the meeting, but I am disturbed by the way the City is pushing more and more development regardless of the quality of the structures and the way they influence the Downtown area. We joke about them as the
- * "ghettoes of tomorrow, today" because they are not built to last, they don't create a welcoming environment; they create retail space that sits open for months - this city is so focused on trying to entice new rich people as fast as possible that it's pushing out all of the people and the environments that make Long Beach a great city.
- Long Beach has an inclusionary housing ordinance, but it needs to be made a requirement for new developments. Let's
- * use it to create some of the affordable housing we need so desperately, especially since there's so much resistance to developments that are purely affordable housing.
- * Proposals should include meaningful number of residential units affordable to very low income households. The absence squanders an opportunity to address the City's greatest development need.
- * The building can be distinctive architecturally and must be able to respect context urbanistically. Pick Lennar for the two sites and another developer that will save City Hall East.
- * Me gustaria que arreglen mejor lo que lla esta que diga mas areas verdes y que diga mas vivienda a bajo costo.
I would like to see what's already there made better with more green space and affordable housing.
- * Nothing spoken about affordable housing.
- * Necesitamos las preguntas mas especificas y entendibles y se agregue un mapa y fotos de los edificios.
We need questionnaires that are more specific and understandable and addition of maps and photos of the buildings.
- Long Beach has a history of squandering its history with (unreadable) buildings - like the "ghetto" mall. What's really needed here is thoughtful use of equities - including asking the voters in the district what they want. Tearing down and
- * rebuilding to benefit the few who are financially involved is not good business. Let's find people who can afford these practical indulgences before committing the City to more follies. Beautify what we have before building - there are too many expensive empty edifices already.
- Are any of these developers experienced in projects other than home building? Can these companies complete this size
- * project? I like the idea of using 3 different developers rather than one for 3 major projects. What are the financial capabilities of these companies pulling this off.
- * I would like to see the parking problem fixed. Paying for parking keeps people away from Downtown.
- I thought the projects were aesthetically unpleasing. I would really prefer that the entire block on the Acres of Books site
- * be saved; they are quaint and have character, unlike the new development in Long Beach. I don't think you should demolish half as much as you do.
- * Art Exchange component. High end high density for sale luxury condos. Note: Poor choice to have art facilities (vague) and museums and galleries data, they should be combined.
- I liked that the proposals for the MTA and City Hall East blocks included high rises. I think this will legitimize Long Beach
- * as a true City. I believe that the "Art Exchange" block should be a separate development opportunity than the City Hall East and MTA blocks. Since the Art Exchange block faces the East Village it should be no more than 4 stories high. Even though the City Hall East site is in the East Village it is more tied to Downtown.
- * Business owners should be allowed 1 permit per business to park for free on our streets. It is extremely difficult to be adding money to the meters when the shop is busy.
- It is essential that we actively pursue a cleaner, more metropolitan Downtown area. One that doesn't end at 3rd and
- * Atlantic. The cleaner and trendier the area becomes (with high end shops and restaurants) the more tax payers we will have to foot the bill.

- * I think the Williams & Dame proposal for the Art Exchange site is by far the best. The combination of density and open space is nice. I like high density for these projects. I would like to see more open space set aside.
- In general Downtown is heading in the right direction. This is a time to be brave, forward thinking and revolutionary. San Diego is a good model. I would like to see a Long Beach strong on public transport, environment, style, quality, future and community. Thanks!
- * Urban Growth/Related was great - using eco-friendly project. Skyscrapers proposed by Toll Brothers and Lennar do not fit in here.
 - * I very much like the high rise proposals. These very dense developments belong here. It is very important for a strong link between these properties, the Blue Line and the Convention Center be established.
- Saving the facades on our historic buildings is not enough. Using more of the buildings will create a sense of place, a mystery, a desire to explore. Disneyland and movie studios have facades. This is a city rich in history...we should capitalize on that. Thanks, however, for offering a chance for public input.
- * I liked the Urban Growth Related Project best. I didn't like the high rise proposal by the other developers.
- The Urban Growth/Related companies and Williams & Dame projects seemed to be much better decisions than other projects. Projects proposed by Lennar and Toll Brothers are too grandiose and do not fit in. Parking is needed in Downtown.
- I did not attend but housing prices should be important. Keeping the unique artists atmosphere in the East Village is important. Bringing chain stores and "normal" businesses would dilute the experience of the arts district. Any development there should use what is existing as a foundation and their inspiration for what's to come. We truly have something special in the east village; and I'd hate for our neighborhood to lose its specialness and become like any other retail/gathering location. Please consider residents, store owners, and the artists.
- * Should have been available to use and send online.
- I really like the Williams & Dame proposal. Specifically the higher density version. Why? Because, the use of brick rather than stucco keeps with the architectural feeling of the existing neighborhood, yet its distinctive. Also, the underground parking structure hidden. Also, this plan adds 900 parking spaces to the area which is fantastic because it is already difficult to find parking. Toll Brothers completely missed what Long Beach is about. Their design looks like Times Square, NY and Long Beach is not New York. NYC is a city of strangers, Long Beach is a city of neighbors. I like Lennar's City Hall East proposal although the 28 story building is too tall. I like the variety of housing.
- The best proposal of all is the Williams & Dame proposal for the Art Exchange site (higher density option). This proposal is architecturally interesting. Very pedestrian friendly, offers significant parking and feels consistent with the character of our neighborhood. I also liked the Lennar proposal for City Hall East site and the Urban Growth Long Beach proposal for the MTA block. Across the board I disliked all the Toll Brothers proposals; I believe they are more in character with Times Square or Hollywood, but definitely not Long Beach.
- * We need a recycle center in Downtown Long Beach.
 - * I like the idea that general funding and redevelopment agency funds are negotiating together on what to do with our DT district. I strongly support Long Beach's Downtown face lift. May God give you all the counsel and support you need.
 - * The more jobs the more business.
- I like Williams & Dame Art Exchange high density proposal. I like Toll Brothers overall (particularly liked their video art veil). High density should be encouraged. Do not like the Grand Prix museum use, but like the design. Urban Pacific Builders design is the least innovative and unusual. I hope you will take some risks w/ the design for these sites. I would like to see buildings that are unusual, unconventional and colorful. How about art house movie theatre? Antique stores? I would like something that evokes Manhattan/Paris/London/Vienna. Parking is very important.
- * Urban Growth Long Beach w/ architect Ankrom Moisan was my favorite, especially for the MTA site. I did NOT like Toll Brothers - it looked like Las Vegas. Williams & Dame Art Exchange site was great. Thank you!
 - * Did not attend, however, designs/plans need to be of highest quality. Do not want to see work as dismal as Camden, Pike and CityPlace. City Needs to step up in class. Also, need affordable housing component.
 - * Contemporary design elements, some address parking -others not so much. Pedestrian level concerns in some.

- * I would like to see much more historic preservation.

In general, if I may, I think Downtown is making great strides. I would not concern myself with affordable housing and focus on attracting educated/professionals/artists to the area. Restaurants (not just big chains) and arts venues are important. No more movie theatres. Keep the Art Theatre but no more big chains. Downtown needs to be a vibrant area that is personal yet urban. Safe yet dynamic. Thank you for making Long Beach excellent!

- * Questionnaire 129 (Difficult to read).

Es muy importante, tener viviendas de bajos, bajos recursos, para gente que realmente no gana mas de 6 o 8 mil dolares al ano. Aunque no tengamos suficiente dinero tenemos ganas de vivir bien! *(It's very important to have low income housing for those with low resources, for people who make less than 6 or 8 thousand dollars a year. Although we don't have money, we have a desire to live well!)*

- * Questionnaire 131 (Difficult to read).

- * Questionnaire 132 (Difficult to read).

We need affordable houses because we earn minimum wage and sometimes less than that. Rents have also gone up. Sometimes 2 families live together in one apartment. Please make affordable housing, that way later on we won't become homeless like the people in the park.

- * Necesitamos vivienda a bajos ingresos algo que podamos pagar ganamos \$6.75 la hora aveces y otra familias \$5.00 o \$4.00 dolares por hora aveces pensamos pagamos renta o comemos y tenemos que vivir en un cuarto hasta dos familias para poder vivir y comer vivimos hasta 11 o mas personas en un apartamento. Necesitamos urgente vivienda a bajo costo, respondan. *(We need low income housing that is accessible that we can afford. We earn \$6.75 per hour, some \$5 or \$4. Sometimes we think, do we pay rent or eat and live in a room with two families. To eat and live we live with upto 11 in a house. We need low income housing.)*

Las viviendas existentes necesitan remodelacion, la viviendas nuevas que pretenden construir deben tomar en cuenta la sociedad que las va a habitar son personas pobres de bajos Ingresos o con sueldo que no revasan los 30.00 dolares. Que tienen un promedio de 6 a 7 hijos y en ocasion la mayoria son de 5.00 a 6.75! la hora por esa razon piensen si de verdad estan interesados en la comunidad o les vale. *(The existing housing needs to be remodeled. The new housing must take into account the socio-economic group that has been living there who are poor people with limited resources, people with salaries that do not reach \$30 dollars. They have on average 6-7 kids and the majority earn \$5 to \$6.76 per hour. For that reason one thinks are they really interested in the community or not.)*

- * Es muy importante que tengan viviendas para gente de bajos recursos para tener oportunidades de tener nuestra propia casa. *(It's very important to have housing for people with low resources to have opportunities to own their own home.)*

Necesitamos unas viviendas en las que podamos pagar por que las rentas son demasiado altas y no se pueden pagar.

- * Gracias por aceptar nuestra opinion. *(We need housing we can afford as rents are extremely high. Thank you for accepting our opinions.)*

Es muy importante que tengamos mas viviendas para personas con bajos recursos para las personas que necesitamos mas ayuda financiera y que calificemos todas las personas que no tenemos papeles legales de esta pais es por eso que exijamos que nos ayuden a construir mas edificios de bajos recursos. *(It's very important to have housing for people with limited resources, for the people who need the most assistance. All those without legal papers for this country, for this reason, we require your assistance for people with low resources.)*

- * Yo opino que Long Beach necesita mas viviendas de de menos paga porque pueden estar al alcance de de familias con pocos recursos. *(I opine that Long Beach needs more low income housing so that they are within the reach of families with low resources.)*

- * Necesitamos mas viviendas de bajos recursos por que es muy importante para las personas que son de bajos ingresos y ganan menos muchas gracias. *(We need more low income housing because it is important to the people who have limited means and make less, thank you.)*

La encuesta me parecio algo util porque no pude asistir a la junta para dar mi opinion. Pero la encuesta esta confusa y es dificil de entender no es facil de expresar la necesidad para vivienda que sea accesible para familias que viven bajo el nivel de pobreza. *(The questionnaire seemed confusing and difficult as it is not easy to express the need for affordable housing for families that live in poverty.)*

- Las encuestas son buenas siempre y cuando sean para veneficio de la comunida ispana y a la vez tomar en consideracion las opiniones y no solo tengamos que llenar un papel y despues se ignore. (Necesitamos mas departamentos para bajos recursos). Tomen ustedes sus propias deciciones. *(The surveys are always good and when they are for the benefit of the Hispanic community and they take into account opinions and they are not ignored. We need more apartments for those with low resources. Please make the proper decision.)*
- * These type of questions tend to elicit either/or responses which may not consider various alternatives. Culural issues contain a paradox. Heritage needs to be cherished, but people are always drawn to something new.
 - * Keep the old buildings.
 - * Preserve the buildings.
 - * I like the lofts at City Hall East. The developer was very nice and friendly.
- City should require solar for all new construction and be sure 2 parking spaces per condo and a parking structure be built and space (sold to local residents who due to poor past planning lack even one parking space - (unreadable) (unreadable) units are desirable.
- * I felt that some of the questions in this questionnaire had double meaning or were not worded specifically enough. As a business owner in the East Village, the development of this area is very important but there are considerations to take into account. Such as historic preservation, high rise limitations and most importantly public parking. We ask that these issues are addressed with each new development. The unique integrity of this City cannot be lost.
 - * Attachment Included
 - * Urban Growth/Related was great - using eco-friendly project. Skyscrapers proposed by Toll Brothers. And Lennar do not fit in here.
- The proposals presented by Lennar and Toll Brothers are too tall - this is not Manhattan, seemed out of touch with what we need here. I am for density, but something more in synch with our space. I liked what the Related Co. people presnted they seemed to have a good balance.
- * Housing is a critical need - affordable housing is the most critical need in Long Beach. Hosuings costs is causing great pressuures on families leading to crime, drop-outs and blight.
 - * Create more opportunity for pedestrian friendly use of alternative (non car) movement of people.
 - * No low or middle income dwelling untis are included and these are most needed in our city.
- No one on the panel who represnted the City of Long Beach addressed housing plans or solutions for the disabled and the homeless. A rewards program for developers who include housing solutions for these in portions of our community 1)disabled 2)homeless
- * Low Income Housing
- There are some tricky questions in this survey. I do not want 20 story buildings Downtow or in the East Village. Ocean Blvd. has already been ruined by ugly skyscrapers with imitative designs from the past. We need low rise buildings with modern architecture that will be future landmarks.